

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$36,391,977**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	B	Overall	
				PJs in State:	19			
Program Progress:								
% of Funds Committed	93.60 %	97.03 %	18	95.51 %	32	31		
% of Funds Disbursed	87.12 %	91.37 %	16	87.58 %	38	40		
Leveraging Ratio for Rental Activities	12.34	8.12	1	4.86	100	100		
% of Completed Rental Disbursements to All Rental Commitments***	82.52 %	92.03 %	15	82.17 %	32	26		
% of Completed CHDO Disbursements to All CHDO Reservations***	99.04 %	77.04 %	1	71.17 %	95	95		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	93.29 %	82.28 %	2	81.54 %	83	80		
% of 0-30% AMI Renters to All Renters***	68.90 %	51.41 %	3	45.68 %	89	86		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	99.04 %	97.73 %	11	96.19 %	49	48		
Overall Ranking:				In State:	2 / 19	Nationally:	94	94
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$15,759	\$28,079		\$27,510	730 Units	24.70 %		
Homebuyer Unit	\$9,084	\$16,372		\$15,239	1,052 Units	35.60 %		
Homeowner-Rehab Unit	\$15,720	\$15,631		\$20,932	369 Units	12.50 %		
TBRA Unit	\$3,560	\$4,114		\$3,121	806 Units	27.30 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$157,550	\$142,336	\$22,580
State:*	\$154,133	\$104,976	\$23,754
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	80.9	84.4	85.1	55.8
Black/African American:	3.7	2.4	2.4	9.1
Asian:	0.7	1.0	1.4	0.0
American Indian/Alaska Native:	0.1	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.3	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	0.3	0.4	0.3	1.3
Asian/Pacific Islander:	0.0	0.5	0.0	0.0

ETHNICITY:

Hispanic	13.4	10.4	10.8	33.8
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HOUSEHOLD SIZE:

1 Person:	67.6	28.9	34.1	33.8
2 Persons:	15.2	16.3	21.7	24.7
3 Persons:	9.0	20.1	16.8	22.1
4 Persons:	5.1	20.4	14.1	14.3
5 Persons:	1.9	10.2	7.6	3.9
6 Persons:	0.7	3.3	3.8	0.0
7 Persons:	0.0	0.7	1.4	0.0
8 or more Persons:	0.4	0.0	0.5	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.1	30.9	19.5	32.5
Elderly:	22.3	1.1	30.6	1.3
Related/Single Parent:	17.6	21.7	17.6	55.8
Related/Two Parent:	5.5	39.0	26.8	3.9
Other:	10.5	7.2	5.4	6.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.5	1.0 #
HOME TBRA:	3.6	
Other:	35.8	
No Assistance:	38.0	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

State: MA

Group Rank: 94
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 94
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	82.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	99.04	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.04	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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